

Commissioner Kalriess moved that the Planning Commission adopt the Leesburg Crescent District Master Plan, draft dated April 11, 2006 to the Town Council, with the amendments drafted in the staff report and the draft motion with the following changes:

Item 3, second bullet – strike “minimizes a massive building”

Item 10, pages 11, paragraph 1. The heading on page 11 Paragraph 1 will be changed to read *Civic/Institutional Uses*. The last sentence would read The historic Douglas School and the school District properties nearby could accommodate civic or institutional uses.

Item 11, page 22 IN Blocks: revise last sentence to read: The plan suggests that this remain a civic use.

Item #1 add to page 26 – If redevelopment occurs, a *road* connection between Industrial Ct. and the boulevard should be constructed.

Item 5, on page 25, the last paragraph shall be amended to read as follows: Finally the development of the building streetscape is intended to continue the existing pattern of differing building heights and mass. Projects with multiple buildings will be required to compliment the fine grain character of the district through varying heights of building elements and fenestration of facades.

Motion: Kalriess

Second: Hoovler

Carried: 6-0-1

Attachment 1 – Draft Motion

I move to recommend approval of the Crescent District Master Plan, draft dated April 11, 2006, to the Town Council – subject to the following revisions:

1. add to page 26 – If redevelopment occurs, a pedestrian connection between Industrial Ct. and the boulevard should be constructed.
2. page 16 and 17 – revise cross-sections per engineering staff comments for gutterpans
3. page 18
 - add text regarding transit: “As a result of the district’s convenient location and mixture of uses, the Town desires additional transit services and connections. This will also increase walkability and decrease parking demand. New development shall incorporated transit amenities and service enhancements where needed in coordination with County and VRTA transit goals.”
 - add new paragraph: “Design – Structured parking is encouraged in the Crescent District and should be designed so that it maintains a walkable street frontage, minimizes a massive building and adds architectural detail to blend with the surrounding uses.”

4. page 21 re: RD blocks. Delete last sentence and replace with: “ These blocks are envisioned to include multi-family, townhomes and mixed use, as shown on the Land Use Plan map on page 19
5. page 25, paragraph 3 add: “As shown on the map on the preceding page...”
 - Relocate text providing architectural conditions to the 5th paragraph and change references accordingly.
6. page 30 – add as 2nd sentence: “Whichever option is selected, the design will proceed through the Town’s normal capital project design and review procedures which will include BAR review since the project is located within the Old and Historic District.
7. page 35 – add : “ 3.The H-1 zoning district and Board of Architectural Review authority remain in effect as currently mapped.
8. page 4 – add same sentence above (re: H-1) to replace last sentence in insert box.
9. page 14 – Change text to match map showing boulevard ending at Rt. 7 rather than Edwards Ferry Rd.
10. pages 11, paragraph 1 – add sentence: This site could be considered for school or other civic uses.
11. page 22 – IN Blocks: revise last sentence to read: The plan suggests that this become an elementary school or other civic use.
12. page 33, add column to table re: aesthetics
13. page 19 – label Douglas Fields
14. page 36 – revise sentence in section 1.3 to read: “The EDC along with Town staff may assist in exploring a variety of financing options....?”
15. Revise for miscellaneous typos and page references.